

Torrance, California
December 27, 1955

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting in the Council Chamber, City Hall, Torrance, California, on December 27, 1955, at 8:00 P. M.

Those responding to roll call by Deputy City Clerk Hallanger were: COUNCILMEN: Benstead, Drale, and Isen. ABSENT: COUNCILMEN: Blount and Schwab. City Manager Stevens and City Attorney Hall were also present.

At the request of Mayor Isen, Mr. Beverly Smith, Chairman of the Planning Commission, led the salute to our Flag.

The Reverend Northrop opened the meeting with an invocation.

Councilman Benstead moved to approve the minutes of the Regular Meeting of the Council held December 20, 1955, as written. Motion seconded by Councilman Drale, no objection, so ordered.

Councilman Schwab arrived at 8:03 P. M.

HEARINGS:

Mayor Isen announced that this was the time and place for the Public Hearing on the following Street Name Changes, as recommended for approval by the Planning Commission:

- a. Change Illinois Street to Gramercy Place from 166th Street south to 174th Street.
- b. Change Puerta del Norte and Catalina Avenue to Palos Verdes Boulevard (as shown on the recorded map of Tract No. 10307).
- c. Change Flower Street to Winlock Road in Tract No. 15140 only.
- d. A Resolution establishing the name of Dana Avenue for the easement accepted by the City of Torrance under Resolution No. 2743.
- e. A Resolution establishing the name of Spinning Avenue for that easement accepted under Resolution No. 2791, which is a continuation of Spinning Avenue on the North.

There were no written protests, and no one asked to be heard on these Street Name Changes.

Councilman Benstead moved the Hearing be closed. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Drale moved to concur with the recommendation of the Planning Commission on the street name changes, and that the Legal Department be authorized to draw up the necessary Resolutions.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

DISCUSSION:

1. The matter of the proposed annexation of the El Nido Territory. The Council had received a letter from the El Nido Civic Association, signed by J. Morris, Secretary, and dated December 20th, 1955, asking to be heard on this matter on January 10, 1956.

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Councilman Drale moved this letter be filed and the El Nido Civic Association and the North Torrance Civic Improvement Association be notified that the matter would be discussed on January 10, 1956, at the Pre-Council meeting at 7:00 P. M.

There were no objections, and it was so ordered.

COMMUNICATIONS:

Deputy City Clerk Hallanger read the following:

1. A letter dated December 18, 1955, from the 17th Congressional District, Democratic Council, signed by Marion D. Bird, Corresponding Secretary. This letter thanked the Council for the use of the Civic Auditorium for the testimonial dinner given Congressman Cecil R. King.

There were no objections and the letter was ordered filed.

2. A letter from the "Riviera Beach Estates", Don Ja Ran Construction Co., Inc., signed by Norman L. Stern, dated December 16, 1955, assuring the City Council that their advertising of developments within the City of Torrance would, hereafter, carry the name of Torrance.

The Mayor asked the City Clerk's office to be sure that the Chamber of Commerce received a copy of this letter. There were no objections, and the communication was ordered filed.

3. Notices of Hearing before the Industrial Accident Commission of the State of California in the claim of Paul C. Skaggs vs. City of Torrance, et al.

This was discussed with City Attorney Hall, who said that the normal procedure would be to refer this to the Legal Department and the Insurance carrier for the City.

There was no objection, and it was so ordered.

4. A letter dated December 19, 1955, from the Torrance Democrats, Inc., signed by W. L. Wilson, Secretary, recommending Edward Nobbe for appointment as a member of the Torrance Planning Commission.

There was no objection, and the letter was ordered filed.

5. A courtesy notice of hearing on proposed variance on the west side of Prospect Avenue between Diamond and Del Amo, by the City of Redondo Beach and signed by James P. Irons, Chairman, City Planning Commission, dated December 16, 1955.

There was no objection, and the Notice was ordered filed, with the comment by Mayor Isen that if any action should be necessary on this, City Manager Stevens and City Attorney Hall may do whatever is required.

6. A report from Collins-Dietrich Air Services, Inc., dated December 19, 1955, on the conditions reported to the City Council by the Airport Commission. This report covered the present status of the various items reported as needing correction.

Councilman Benstead said he felt the City Council should go on record as being in agreement in this matter with the Airport Commission. He said he could see no reason for these delays.

Councilman Drale moved this report be filed, with a copy being sent to the Airport Commission. Motion seconded by Mayor Isen, no objections, so ordered.

7. A memorandum to Ronald Bishop, City Engineer, by James W. Hall, City Attorney, dated December 22, 1955, regarding Tract No. 21725. This Tract was approved, subject to the City Attorney's approval, by the Council at a previous meeting. The City Attorney's memorandum to Mr. Bishop was to the effect that the legal difficulties have now been surmounted and it is in order to approve the final tract map.

There was no objection and the letter was ordered filed.

8. Attorney James C. Webb, of 616 Jergens Trust Building, Long Beach, California, spoke to the City Council on behalf of his client, Ted Koletos. Mr. Webb said that his client owns several lots in the area known as the "Walteria Lake" district. Mr. Webb expanded upon Mr. Koletos' contention that the zoning on these lots should be changed.

Mayor Isen told Mr. Webb that as much as the Council might wish to do so, it could not change the zoning to benefit one person at the expense of many.

After a short discourse by Mr. Webb, he was referred to the City Attorney, who said he would be glad to meet with Mr. Webb.

Mayor Isen informed Mr. Webb that the City Council would be glad to receive a report of the results of the meeting between him and City Attorney Hall.

Mr. Webb said he would address a communication to City Attorney Hall and arrange a meeting promptly.

At this time Mayor Isen reported that he and Councilman Drale had inspected the tree at 1507 El Prado Avenue, and that it was their opinion that the tree should be removed.

Councilman Drale moved that the Street Department be directed to remove this tree, and that it be replaced with a tree acceptable to the Park Department Superintendent.

Motion seconded by Councilman Schwab, no objections, so ordered.

Communications from City Manager:

PERSONNEL:

1. Ernie J. Schnoor was employed as Draftsman in the Engineering Department, effective December 19, 1955, at the first salary step.
2. Edgar F. Polston and Jay V. Nielsen will begin serving their probationary periods as Fire Engineers, effective December 16, 1955. (Selected from Eligible List for Promotion).

Councilman Benstead asked if the person employed as a Draftsman had been selected from the Eligible List. City Manager Stevens replied that he had, and that this had been inadvertently left out of the communication.

Councilman Benstead moved to concur with the recommendations of the City Manager, Items 1 and 2. Motion, seconded by Mayor Isen, carried unanimously by roll call vote of those present.

Oral Recommendations of the City Manager:

1. City Manager Stevens showed to the Council a sample of a poster which it is proposed to have printed to alert citizens to the "clean-up" campaign. The City Manager said it was suggested that the City have a number of these signs prepared and posted at various points, and moved from time to time. In reply to a question from Councilman Drale, City Manager Stevens said he believed a hundred could be prepared for about \$50 or \$60.

There was considerable discussion of this between the Councilmen, who adjured City Manager Stevens not to pinch pennies on this, as the cost of cleaning the streets is quite high.

It was suggested by Councilman Drale that signs painted on wood might be a good investment.

City Manager Stevens said he would get prices on the various types of signs and present them to the Council at the next meeting.

2. City Manager Stevens said he had sent to the Councilmen the rough figures on the comparative cost of the inter-com system at the

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Civic Center of both the Kellogg system and the telephone company's system. He said that the Teamsters' strike has caused some delay at the Civic Center, but that nonetheless a decision on this should be prepared very shortly so that the builder could be given his instructions soon. The City Manager suggested the City Council hear the representatives of the two systems outline each of these fully, so that a careful comparison could be made.

Mayor Isen suggested that the representatives meet with the City Council at the Pre-Council meeting of January 3, 1956.

City Manager Stevens said he would try to arrange this.

3. City Manager Stevens said he had presented the Councilmen with a list showing some worn out equipment which the City owns. He recommended to the Councilmen that the City advertise this material for sale and sell it to the highest bidder.

Mayor Isen asked if this matter could be put on the Agenda for the next Regular Meeting of the Council, and the City Manager replied that it could.

COMMUNICATIONS FROM THE AIRPORT COMMISSION:

1. A letter dated December 23, 1955, from the Torrance Airport Commission, signed by Jack E. White, President, recommending to the Council that the bid of Quinton Engineers, Ltd., on the proposed Master Plan of the Airport be accepted and all other bids be rejected.

Mayor Isen asked City Manager Stevens if he had any recommendation to make in this matter, and the City Manager said he concurred fully with the choice of the Airport Commission. He said Quinton Engineers is a local concern with local experience.

Councilman Benstead asked the City Manager who had been the low bidder on this Plan, and was told that Quinton Engineers was the low bidder with a price not to exceed \$4500.

Councilman Schwab moved to concur with the recommendation of the Airport Commission.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

ENGINEERING AND PLANNING COMMISSION MATTERS:

1. Case No. 368: Transmittal form from Planning Commission, recommending approval of request for Variance submitted by Sigurd E. Murphy to operate bowling alley, coffee shop, billiard room and cocktail lounge in Land Use Zone M-2.

Councilman Schwab moved to concur with the recommendation of the Planning Commission.

Motion seconded by Councilman Benstead.

The Council discussed this with Planning Director Powell, who showed them the plan, which include ample off-street parking.

The motion carried unanimously by roll call vote of those present.

2. Tentative Tract Map No. 20475: Transmittal form from Engineering Department and Planning Commission recommending approval of Tentative Tract Map No. 20475, containing 19 lots located on the Weston Ranch Property adjacent to Tract 20873 and easterly of Crest Road, presented by Ambassador Construction Company. Attached: Planning Commission Minutes dated December 7, 1955; letter of R. W. Bishop, City Engineer, dated December 7, 1955; letter from L. A. County Flood Control District; sketch of Tract.

Councilman Benstead questioned the point of the "44-foot street to have not less than thirty-two feet of paving."

City Engineer Bishop said this street is two feet narrower than is customary because of the hilly topography of the area, and that this width would allow any necessary traffic. He said the width of the street will be 32 feet and the radius of the cul de sac is 32 feet. He said this radius has been approved by Fire Chief Benner.

Mayor Isen asked if the Planning Commission's Special Condition (1) is not too indefinite, saying that it should specify how much property should be deeded to Lot 27 and Lot 29 of Tract 20873. The Mayor also expressed his thought that Special Condition (2) should be more specific. He said he felt sure that the planting is not to be perpetually maintained by the subdivider, and said the time element should be clarified.

Walter Bottelson, representing the builder, said this area is to be planted by the builder and maintained by him until it is accepted by the City.

Councilman Benstead asked about the five-foot easement between Lots 10 and 11 and Lots 78 and 79 in the lower Tract.

Mr. Bottelson said the lower tract was being presented by the same developer, so there would be no confusion on that point.

Councilman Drale moved to concur with the recommendation of the Planning Commission. Motion, seconded by Mayor Isen, carried by the following roll call vote: AYES: COUNCILMEN: Drale, Schwab, Isen. NOES: COUNCILMEN: Benstead. ABSENT: COUNCILMEN: Blount.

3. Final Tract Map No. 20027: Transmittal form from Engineering Department and Planning Commission recommending approval of Final Tract Map No. 20027, containing 12 lots located northerly of 171st Street, easterly of Ainsworth Avenue and Tract 18609, presented by Liberty Investment Company. Attached: Planning Commission Minutes of December 7, 1955; letter of R. W. Bishop, City Engineer, dated December 7, 1955; L. A. County Flood Control District letter; sketch of Tract.

Councilman Drale asked if the development of this area would include making 171st Street a full-width street, and City Manager Stevens said he believed so.

Mayor Isen asked if this was the same as it had been when the Tentative Map was approved, and City Engineer Bishop said it was substantially the same.

Councilman Drale moved to concur with the recommendation of the Planning Commission. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

4. Final Tract Map No. 20295: Transmittal form from Engineering Department and Planning Commission recommending approval of Final Tract Map No. 20295, containing 61 lots located northerly of 226th Street and westerly of Madison Street, presented by Sepulveda Investment Corporation. Attached: Planning Commission Minutes of December 7, 1955; letter of R. W. Bishop, City Engineer, dated December 7, 1955; letter of John R. Patrick dated September 14, 1955; L. A. County Flood Control District letter; letter from California Engineering Company dated November 28, 1955; sketch of Tract.

City Engineer Bishop said he would like to inform the Council that while this is the Final Map, the City does not yet have the Title Sheet, but has just received a Title Report from Mr. Bottelson, who says the Title Sheet is in order and will be turned in at once.

Councilman Benstead asked what was meant by the term "six-foot tight fence", as specified here.

The City Engineer suggested that this question be referred to Planning Director Powell, as this was a Planning Commission recommendation.

Mr. Powell addressed the Council and said that either a masonry or tight redwood fence was meant. In reply to a query from Councilman Benstead, Mr. Powell said that a specification of thickness had never been made on these fences.

Mr. Bottelson, representing the builder, said an attractive fence

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would be built to enhance the area and the proposed development. He said this would, in all probability, be a redwood fence of 1" thickness, set in concrete.

Mayor Isen suggested to Planning Commission Chairman Smith that the Planning Commission adopt a set of definitions for technical terms such as 'tight fence' so that, in cases such as this, there would be no question as to what is meant.

Mr. Smith agreed that this would be helpful and said he would recommend it to the Planning Commission.

City Attorney Hall answered a question about the suggested list by saying that it would be perfectly legal to adopt such a list.

Councilman Drale moved to approve Final Tract Map No. 20295 subject to approval of the Building Department and the City Engineer of the fence, and in conformance with Mr. Bottelson's assurance to the Council this evening.

Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Councilman Drale excused himself because of illness, and left the Council meeting at 8:45 P. M.

5. A recommendation from the Staff that buyers not be permitted to move into recently purchased homes in Tract No. 20803. The reasons the Staff gave were: The curbs, gutters and base are not in; soil in the area is adobe; serious drainage problem at the structure into the Dominguez Channel. Paving of the street will correct this situation. The poor condition of the channel at this particular location could easily cause a very hazardous condition in the event of heavy rains.

Mayor Isen moved to concur with the recommendation of the Staff, disallowing occupancy of this tract until the above conditions are corrected.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

REPORTS AND OPINIONS:

1. George Powell presented to the City Council a long list of violations of the City's ordinance governing sumps, excavations, etc., as was requested by the Council at their last Regular Meeting.

Mr. Powell talked to the Council about this list, saying that without a title search, in many instances it would be very difficult to locate the owners of some of the pieces of property involved. Mr. Powell said he had gone so far as to join with Ralph Perkins, Street Superintendent, in covering a cistern in North Torrance on unoccupied property where children play.

City Attorney Hall agreed that in many cases shown here, because of the involvement of leases, sub-leases, etc., title search would have to be made to find the persons responsible for the hazards listed.

Mayor Isen instructed both Mr. Powell and City Attorney Hall that the Council wished for definite action, promptly and firmly handled, in as many of these cases as possible.

Mr. Powell emphasized to the Council that this report could not be deemed final because of the enormity of the survey. He said that an aerial survey had been made of the City and shows the sumps quite clearly. He said it is the hope of those concerned that these sumps could be shown on a map of the City and building permits withheld on the properties where sumps are located until it was demonstrated satisfactorily that the sumps had been thoroughly cleaned and the earth compacted.

Mr. Beverly Smith of the Planning Commission spoke to the Council and told them that sumps should not just be covered over with dirt, because the oil would seep up through the covering in a few years and cause lots of trouble.

Mayor Isen moved that three-day notices be sent to the owners of property with hazards thereon, in the form of Registered Special Delivery letters, and that if the nuisances were not abated at once, the City take

all legal steps necessary to clean up these matters.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Mayor Isen asked Mr. Powell to continue to report to the Council on his progress in these cases and let them know whether the City is getting compliance with the Ordinance.

2. A report from City Attorney Hall on the bids received for modernization of the Torrance Water Department building. This report was dated December 22, 1955, and was prepared in answer to a request from the Council because the low bidder had presented his bid after the closing hour, due to a misunderstanding.

The City Attorney recommended that, if the second lowest bidder were a responsible bidder, he be awarded the contract. The City Attorney explained that the City's policy has been in accord with this ruling in the past.

There was a short discussion of this ruling between the Councilmen and City Attorney Hall, who said he thought it wise for the Council to follow this course.

City Manager Stevens said we have been trying to establish a firm policy of having bids in on time.

The City Manager said there was a difference of less than \$200 between the two low bids, and the man who was the second lowest bidder had done first-class work for the City before.

There was some discussion as to the statements made to the Council at the time the bid came in late. It was pointed out that the publication known as the "Green Sheet" is not the official publication.

City Manager Stevens was asked for his recommendation, and recommended that the Council accept the bid of R. E. Payne, who was the lowest responsible bidder in accordance with the condition of the Notice inviting bids, and that all other bids be rejected.

Councilman Schwab moved to concur with the recommendation of the City Manager.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

3. A report from Deputy City Attorney Remelmeyer, dated December 20, 1955, outlining the procedure to be followed by applicants for taxicab permits. This report was made upon request from the City Council at a previous meeting.

Mayor Isen asked Chief of Police Haslam if he had the application in writing as outlined in Item (1) of this procedure. The Chief of Police said he did not. Mayor Isen said he should have them, and at the next Regular Meeting of the Council he should be prepared to make the necessary recommendation.

The Mayor asked the Chief of Police to be sure to get this on the Agenda of the next meeting of the Traffic Commission.

Deputy City Clerk Hallanger read:

RESOLUTION NO. 2858

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE REQUESTING THE BOARD OF SUPERVISORS
TO ORDER THE CANCELLATION OF TAXES ON CERTAIN
PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR
PUBLIC USE.

Councilman Benstead moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Councilman Benstead moved for adoption of Resolution No. 2858. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

ORDINANCE NO. 789

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING TO STANDARD GAS COMPANY, AN IDAHO CORPORATION, A FRANCHISE TO CONSTRUCT, OPERATE AND MAINTAIN PIPELINES FOR THE TRANSPORTATION OF HYDRO-CARBON SUBSTANCES IN THE CITY OF TORRANCE.

Councilman Benstead moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Councilman Benstead moved for adoption of Ordinance No. 789 at its second and final reading. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

ORDINANCE NO. 790

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING AND ADDING CERTAIN SECTIONS TO "THE CODE OF THE CITY OF TORRANCE, 1954", REGULATING THE COLLECTION OF COMBUSTIBLE RUBBISH BY THE CITY AND ESTABLISHING CHARGES THEREFOR.

Inasmuch as this is designed to be an Urgency Ordinance, the Council requested that it be held over until the next Regular Meeting of the Council in order that it may be acted upon by the Council as a whole.

ORAL COMMUNICATIONS

City Manager Stevens said he would like to refer to the Traffic Commission a request from Columbia Steel Company that four or five parking spaces in front of their offices be designated as one-hour parking spaces.

Mayor Isen requested Chief of Police Haslam to present this request to the Traffic Commission.

Councilman Benstead said this action would be of benefit to the employees of Columbia Steel.

Mayor Isen asked City Attorney Hall to set a date for final consideration of proposed Charter Amendments. He asked that this be set so the public can be notified, and asked that the Board of Education also be advised of the hearing date.

City Attorney Hall set the date of January 10, 1956, at the Regular Meeting of the Council to be held at 8:00 P. M.

It was agreed, and the Mayor directed the City Attorney to have drafts of the proposed Amendments ready at that time.

The Mayor directed Deputy City Clerk Hallanger to see that the Board of Education received direct notification of the time and date set, and directed the City Attorney to publish Notice of the hearing.

Mayor Isen called to the attention of those present the excellent article about the City of Torrance in the current issue of "Western City" magazine.

Councilman Schwab moved that all bills properly audited be paid. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

The Council meeting adjourned at 9:15 P. M.

BY I. J. HALLANGER

Deputy City Clerk of the City of Torrance

APPROVED

Albert Isen
Mayor of the City of Torrance

December 27, 1955